029.0	0003	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,092,200 /	1,092,200
					USE VALUE:	1,092,200 /	1,092,200
					ASSESSED:	1,092,200 /	1,092,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARDESTY SHEVAWN
Owner 2:	
Owner 3:	
Street 1:	32 EVERETT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GATTO ANTHONY J TRUSTEE -
Owner 2:	WYMAN HARVEY TRUSTEE -
Street 1:	32 EVERETT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Wood Shingle Exterior and 3209 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	637,400		454,800	1,092,200
Total Card	0.114	637,400		454,800	1,092,200
Total Parcel	0.114	637,400		454,800	1,092,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.41 | /Parcel: 340.4

Legal Description

User Acct 20033

GIS Ref

GIS Ref

Insp Date 10/31/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 029.0-0003-0005.0

!2419!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	637,400	0	4,950.	454,800	1,092,200	1,092,200	Year End Roll	12/18/2019
2019	104	FV	444,500	0	4,950.	483,200	927,700	927,700	Year End Roll	1/3/2019
2018	104	FV	444,500	0	4,950.	352,500	797,000	797,000	Year End Roll	12/20/2017
2017	104	FV	416,400	0	4,950.	307,000	723,400	723,400	Year End Roll	1/3/2017
2016	104	FV	416,400	0	4,950.	261,500	677,900	677,900	Year End	1/4/2016
2015	104	FV	370,300	0	4,950.	255,800	626,100	626,100	Year End Roll	12/11/2014
2014	104	FV	370,300	0	4,950.	210,300	580,600	580,600	Year End Roll	12/16/2013
2013	104	FV	309,700	0	4,950.	200,100	509,800	509,800		12/13/2012

PRINT

Date	Time
12/10/20	17:50:02

LAST REV

Date	Time
09/20/19	10:25:41
apro	
2419	

USER DEFINED

Prior Id # 1:	20033
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GATTO ANTHONY J	58932-515		4/20/2012		675,000	No	No		
GATTO MARY R,	56233-153		1/6/2011	Family	1	No	No		
	9728-166		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2018	1082	Redo Kit	25,000	C				
6/20/2018	836	Redo Kit	23,000	C				
5/21/2014	483	Alterati	6,200					
12/20/2012	1669	Manual	1,193	C				
5/10/2005	356	Manual	2,800					RE-BUILD BACK PORC

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
6/18/2014	External Ins	PC	PHIL C
4/11/2013	Info Fm Prmt	MM	Mary M
7/20/2012	MLS	EMK	Ellen K
1/20/2009	Meas/Inspect	294	PATRIOT
3/21/2000	Inspected	264	PATRIOT
2/18/2000	Measured	263	PATRIOT
8/12/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97725570
Const Adj.:	1.00370085
Adj $ / SQ:	166.748
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714604
Depreciation:	77177
Depreciated Total:	637426

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14		BRs: 6			Baths: 2				HB		

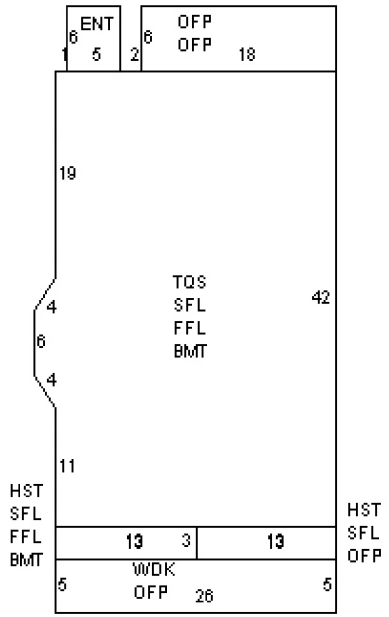
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
1	6	3	
Totals			
2	14	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	166.75
Special Features:	0	Val/Su Net:	130.00
Final Total:	637400	Val/Su SzAd	198.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,188	166.750	198,097
BMT	Basement	1,149	50.020	57,478
FFL	First Floor	1,149	166.750	191,594
TQS	3/4 Story	833	166.750	138,818
OFP	Open Porch	385	20.860	8,032
WDK	Deck	130	13.740	1,787
HST	Half Story	39	166.750	6,503
ENT	ENTRY	30	26.500	795
	Net Sketched Area:	4,903	Total:	603,104
Size Ad	3208.5	Gross Are	5219	FinArea 3209

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

029.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: